

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY

WELLS FARGO FINANCIAL WISCONSIN, INC.,

CASE NO.: 11-CV-864

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

LLOYD DRAGERT, SR, and
BONNIE J. DRAGERT

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 6/3/2011, in the amount of \$209,623.61, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 11/7/2011, at 9:00 AM all of the following described mortgaged premises, to wit:

All that part of the Southeast One-quarter (1/4) of Section Twenty-six (26), in Township Five (5) North, Range Eighteen (18) East, in the Village and Town of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows, to-wit: Beginning at a point 7 chains and 32 links East and 2 chains and 78 links North of the Quarter post on the South side of said Section Twenty-six (26); thence running North at right angles to the Section line 1 chain and 99 links; thence West parallel to said section line, 1 chain and 5 links, thence South at right angles to said Section line 1 chain and 99 links; thence East 1 chain and 5 links to the place of beginning. Subject to a right of way over the East 4 1/2 feet of above described land. ALSO the right to travel with others across a strip of land 9 feet in width, the center line of which is described as follows: Beginning at a point on the Section line 7 chains and 32 links East of the Quarter post on the South side of Section Twenty-six (26); thence running North at right angles to the Section line, 4 chains and 77 links to the South line of the extended Andrews Street.

Tax Key No.: MUKV 1976 940

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 20th day of September, 2011, at Waukesha, Wisconsin.

/s/Daniel J Trawicki **Daniel J. Trawicki**
Daniel J Trawicki
SHERIFF OF WAUKESHA COUNTY, WI

8/25/11

David B. Eskra
KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
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The above property is located at: 405 Andrews Street, Mukwonago, WI 53149

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.